

Notice for Adams County Sheriff's Auction Sale

MAY 26, 2015

of

Ash Land and Properties LLC

The WDNR is providing you with the following information prior to sale of property slated for October 7, 2014. The properties described as Ash Land and Properties LLC contains a dam. The dam appears to be located on "outlot #1" and "public access" parcels. Deeds for other lots or parcels may include joint, co-owner, or owner in common of outlot #1. Deed holders for other lots listing outlot #1 as being owned in common are also owners of the dam.

Dams are regulated by the WDNR under ch. 31, Wis. Stats. Any person or entity that purchases property where a dam sets or purchases land with a deed that describes common ownership of land where a dam sets, will also in turn purchase and be considered the owner(s) of the dam. The permit for the dam will be transferred to them.

Dam owners are responsible for maintaining and operating the dam, and should bear in mind that they must be financially capable of doing so. Moreover, it should be understood that the person or entity who purchases the property and thus becomes a new dam owner, could be held liable for any property damage, personal injury, or death that may be associated with or attributable to the dam.

If you have any questions or concerns regarding the dam situation prior to sale, you may contact Joe Behlen of the Wisconsin Department of Natural Resources at 715-421-9940. If you purchase property that includes ownership or co-ownership of the dam you must contact the Wisconsin Department of Natural Resources at 715 421-9940 regarding permit transfer and your duties and responsibilities as a new dam owner.

BMO Harris Bank, N.A. as successor
to M&I Marshall & Ilsley Bank,

Plaintiff,

vs.

Case No. 13-CV-101

Ash Land and Properties LLC and Ash
Land and Properties LLC-Easton;
Scott S. Pihlaja and Mary Jo
Pihlaja,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 7, 2013, I will sell at public auction on the steps of the Adams County Courthouse, located at 402 Main Street, Friendship, WI 53934, on

May 26, 2015

at 10:00 a.m., all of the following described premises, to wit:

Lots Two (2), Ten (10), Eleven (11), Thirteen (13),
Twenty-three (23), Twenty-four (24), Twenty-eight (28),
Twenty-nine (29), Thirty (30), and Thirty-one (31),
Easton Shores, a recorded plat. All being in the Town
of Easton, County of Adams, State of Wisconsin.

Tax Key No. 010-01205-0602; 010-01205-0610; 010-01205-0611;
010-01205-0613; 010-01205-0623; 010-01205-0624; 010-01205-
0628; 010-01205-0629; 010-01205-0630; 010-01205-0631

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH or CASHIER'S CHECK (10% downpayment at
sale, balance due within ten (10) days of Court approval).

DATED at Friendship, Wisconsin, on April 1, 2015.



Sheriff of Adams County, Wisconsin

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff

The above property is located at Vacant Land Easton Shores
Subdivision, Easton, WI 54971.

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt that you owe to said creditor. We are attempting to collect such debt and any information obtained from you will be used for that purpose.